

7301MB

## TO LET

Unit 4B  
Lakeland Business Park  
Lamplugh Road  
Cockermouth, CA13 0QT

First Floor Office Suite  
1,454 sq ft (135.10 sq m)

### LOCATION

Cockermouth is an attractive market town on the northern edge of the Lake District. Access to the M6 is approximately 30 miles (40 mins) to the east J40 at Penrith, or J44 at Carlisle. Workington (15 mins), Whitehaven (20 mins) and Sellafield (40 mins) are situated to the west and south via the A66 & A595.

Lakeland Business Park is situated on the southern outskirts of Cockermouth with excellent access to the A66. Current occupiers on the Business Park include Saint & Co Accountants, Burnetts Solicitors, Day Cummins Architects, Tetra Tech Group, the NDA and NFU Insurance.

### DESCRIPTION

First floor office suite with three good sized office rooms providing open plan workspace, private office/meeting room and small kitchen. Shared WCs are provided at ground floor accessed via the communal entrance lobby.

Externally, the estate benefits from a pleasant landscaped environment with ample parking provision and full CCTV coverage.

### ACCOMMODATION

**Total Useable Area 1,454 sq ft (135.10 sq m)**

### SERVICES

Mains electricity, water and a drainage are connected. Heating/ cooling is provided by Air Conditioning units.

### ENERGY PERFORMANCE CERTIFICATE

The property has an expired EPC Energy Rating of D-88. A new EPC has been commissioned and will be made available shortly.



### LEASE TERMS

Unit 4B will be available from 19 October 2023 for a term of years to be agreed by way of an effective full repairing and insuring lease subject to a service charge provision, currently £4,883.05 p.a.

**Rent £14,580 p.a.** exclusive of VAT.

The rent will be subject to periodical reviews dependent upon the length of lease agreed.

### RATING

The Valuation Office Agency website describes the property as Office and Premises with a 2023 List Rateable Value of £9,200. The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

**\* 100% RATES RELIEF FOR QUALIFYING OCCUPIERS \***

### VAT

The property is registered for VAT and VAT will be charged on rent and other outgoings.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any letting.

### VIEWINGS

Strictly by appointment with the sole agent Carigiet Cowen.

For further information contact:

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